

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Tacoma Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$31,566,123**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	15			
Program Progress:							
% of Funds Committed	89.71 %	95.92 %	13	93.55 %	15	19	
% of Funds Disbursed	88.15 %	90.71 %	11	86.03 %	54	55	
Leveraging Ratio for Rental Activities	10.66	7.14	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.53 %	94.27 %	12	81.34 %	49	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	96.87 %	81.31 %	3	70.65 %	94	93	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.15 %	93.12 %	7	81.57 %	88	84	
% of 0-30% AMI Renters to All Renters***	68.79 %	63.33 %	6	45.66 %	88	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.91 %	1	96.25 %	100	100	
Overall Ranking:			In State:	6 / 15	Nationally:	96	96
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,271	\$26,327		\$27,146	330 Units	19.70 %	
Homebuyer Unit	\$27,519	\$19,877		\$15,140	322 Units	19.20 %	
Homeowner-Rehab Unit	\$41,298	\$20,637		\$20,860	93 Units	5.50 %	
TBRA Unit	\$3,232	\$1,818		\$3,210	932 Units	55.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,735	\$136,303	\$45,755
State:*	\$117,137	\$118,928	\$26,612
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	2.8 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.5	45.0	75.3	48.1	Single/Non-Elderly:	32.1	23.0	24.7	40.7
Black/African American:	34.5	23.0	16.1	37.0	Elderly:	26.7	2.5	47.3	0.0
Asian:	3.9	14.9	3.2	0.0	Related/Single Parent:	30.9	27.6	6.5	37.0
American Indian/Alaska Native:	0.6	0.6	0.0	0.0	Related/Two Parent:	8.5	44.7	19.4	18.5
Native Hawaiian/Pacific Islander:	0.0	1.6	2.2	3.7	Other:	1.8	2.2	2.2	3.7
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0					
Asian and White:	0.0	0.6	0.0	0.0					
Black/African American and White:	0.3	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.6	0.0	11.1					
Asian/Pacific Islander:	3.9	1.2	0.0	0.0					
ETHNICITY:									
Hispanic	4.8	11.5	3.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.3	14.3	53.8	40.7	Section 8:	36.4	0.0 [#]		
2 Persons:	18.2	15.8	25.8	14.8	HOME TBRA:	1.8			
3 Persons:	19.1	24.5	9.7	14.8	Other:	28.5			
4 Persons:	5.5	18.3	5.4	22.2	No Assistance:	33.3			
5 Persons:	2.1	13.7	4.3	3.7					
6 Persons:	0.9	6.8	0.0	3.7					
7 Persons:	0.6	4.0	1.1	0.0					
8 or more Persons:	0.3	2.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			820	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

Group Rank: 96
 (Percentile)

State Rank: 6 / 15 PJs

Overall Rank: 96
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	91.53	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	96.87	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.95	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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